

Present were: Anderson (Chair); McDonough (Clerk); Jeton (Member); Matey and Baime (Associate Members).

The meeting opened at 7:08 p.m.

Petition No.: 3917

Premises affected: 5 Dufton Road

Petitioner: Teichert

Members: Anderson, McDonough, Jeton, Matey, Baime

Chair Anderson noted for the record that Member David Brown recused himself from this case and is not present in the meeting room since the Teicherts are his clients. Jean Teichert presented the application to the Board. The Teicherts proposed to construct an addition to convert their attic to a 3rd floor for bedrooms and to remove the existing front porch to construct a 2 story addition at the front of the house. The front addition will have a slightly smaller footprint than the existing porch. There would be no increase in the non-conforming setback. They have spoken with their neighbors, who are in support. The Board discussed the proximity of abutting houses to the front setback & whether or not others on the street have enclosed porches. Other houses on the street have enclosed porches and some are closer to the front lot line than the Teicherts. The Board waived a site view. McDonough made a motion to close the public hearing. Baime seconded the motion & the Board voted (5-0) to close the hearing. The Board then proceeded to deliberate. McDonough stated that the 3rd floor could be expanded by special permit. Anderson agreed. Jeton reminded the Board that other houses on the street have a 2nd story above their front porches and are closer to the street. Anderson noted that the proposed 2 story addition to the front of the house is within the footprint of the existing porch. McDonough suggested it was too close and that they could add onto the rear of the house. Anderson pointed out the 15' drainage easement at the rear that would prohibit such an addition. Anderson made a motion to approve a special permit for the additions/alterations including the attic and front addition all within the existing footprint and not being an increase in the non-conforming nature of the structure and not detrimental. Baime seconded the motion and the Board voted (4-1) (McDonough opposed). Jeton will write the decision.

Anderson then asked for a motion to adjourn the first meeting. Jeton made a motion to adjourn the first meeting. Matey seconded the motion & the Board voted (5-0) to close the first meeting. Anderson then invited Member David Brown into the room to open the second meeting.